

148954-2026 - Competition

Netherlands – Repair and maintenance services of building installations – Raamovereenkomst Onderhoud WTB-installaties

OJ S 44/2026 04/03/2026

Contract or concession notice – standard regime - Change notice
Services

1. Buyer

1.1. Buyer

Official name: Gemeente Alkmaar

Email: post@alkmaar.nl

Legal type of the buyer: Regional authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Raamovereenkomst Onderhoud WTB-installaties

Description: Onderhoud WTB-installaties van vastgoedportefeuille van de gemeente Alkmaar.

Opdracht is onderverdeeld in vier percelen: twee percelen voor grote installaties (groter dan 100kW) en twee percelen voor kleine installaties (kleiner dan 100kW). Totale waarde, voor vier percelen over een periode van acht jaar, is 14.000.000

Procedure identifier: 2096873b-d20a-4c69-a172-55858c494205

Internal identifier: 23.138_2026.02.06

Type of procedure: Restricted

The procedure is accelerated: no

Main features of the procedure: Eerste fase: aanmelding van geïnteresseerden. Selectie o.g.v. referentieprojecten zoals omschreven in leidraad

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 42512000 Air-conditioning installations, 50721000

Commissioning of heating installations, 50730000 Repair and maintenance services of cooler groups, 71315000 Building services, 71323200 Plant engineering design services, 71631400

Technical inspection services of engineering structures

2.1.2. Place of performance

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Additional information: Alkmaar

2.1.3. Value

Estimated value excluding VAT: 140 000,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 4

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 1

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: European Single Procurement Document (ESPD)

5. Lot

5.1. Lot: LOT-0001

Title: Raamovereenkomst Onderhoud WTB-installaties - Perceel 1 (WTB-groot)

Description: Onderhoud WTB-installaties van vastgoedportefeuille van de gemeente Alkmaar.

Opdracht is onderverdeeld in vier percelen: twee percelen voor grote installaties (groter dan 100kW) en twee percelen voor kleine installaties (kleiner dan 100kW). Totale waarde, voor vier percelen over een periode van acht jaar, is 14.000.000

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 42512000 Air-conditioning installations, 50721000

Commissioning of heating installations, 50730000 Repair and maintenance services of cooler groups, 71315000 Building services, 71323200 Plant engineering design services, 71631400

Technical inspection services of engineering structures

Options:

Description of the options: Zie raamovereenkomst voor afspraken voor verlenging. Separate afspraken voor vervangingsonderhoud.

5.1.2. Place of performance

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Additional information: Alkmaar

5.1.3. Estimated duration

Duration: 8 Years

5.1.5. Value

Estimated value excluding VAT: 140 000,00 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.10. Award criteria

Criterion:

Type: Price

Name: Prijs

Description: Prijzenblad

Category of award weight criterion: Weight (points, exact)

Award criterion number: 1

Criterion:

Type: Quality

Name: Prestatiekader

Description: Zie leidraad en bijlage van leidraad

Category of award weight criterion: Weight (points, exact)

Award criterion number: 1

5.1.11. Procurement documents

Deadline for requesting additional information: 26/02/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/414201>

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 30/03/2026

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/414201>

Languages in which tenders or requests to participate may be submitted: Dutch

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 13/03/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: no

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 1

Justification for the duration of the framework agreement: Gezien de complexiteit van de opgave is de verwachting dat meer tijd nodig is om de samenwerking met de contractpartijen uit te werken.

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Mediation organisation: Gemeente Alkmaar - Klachten

Review organisation: Gemeente Alkmaar - Rechtbank Alkmaar

Organisation providing additional information about the procurement procedure: Gemeente Alkmaar - www.tenderned.nl

Organisation providing more information on the review procedures: Gemeente Alkmaar - Klachten

Organisation receiving requests to participate: Gemeente Alkmaar - www.tenderned.nl

5.1. Lot: LOT-0002

Title: Raamovereenkomst Onderhoud WTB-installaties - Perceel 2 (WTB-groot)

Description: Onderhoud WTB-installaties van vastgoedportefeuille van de gemeente Alkmaar.

Opdracht is onderverdeeld in vier percelen: twee percelen voor grote installaties (groter dan 100kW) en twee percelen voor kleine installaties (kleiner dan 100kW). Totale waarde, voor vier percelen over een periode van acht jaar, is 14.000.000

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 42512000 Air-conditioning installations, 50721000

Commissioning of heating installations, 50730000 Repair and maintenance services of cooler groups, 71315000 Building services, 71323200 Plant engineering design services, 71631400

Technical inspection services of engineering structures

Options:

Description of the options: Zie raamovereenkomst voor afspraken voor verlenging. Separate afspraken voor vervangingsonderhoud.

5.1.2. Place of performance

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Additional information: Alkmaar

5.1.3. Estimated duration

Duration: 8 Years

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.10. Award criteria

Criterion:

Type: Price

Name: Prijs

Description: Prijzenblad

Category of award weight criterion: Weight (points, exact)

Award criterion number: 1

Criterion:

Type: Quality

Name: Prestatiekader

Description: Zie leidraad en bijlage van leidraad

Category of award weight criterion: Weight (points, exact)

Award criterion number: 1

5.1.11. Procurement documents

Deadline for requesting additional information: 26/02/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/414201>

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 30/03/2026

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/414201>

Languages in which tenders or requests to participate may be submitted: Dutch

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 13/03/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: no

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 1

Justification for the duration of the framework agreement: Gezien de complexiteit van de opgave is de verwachting dat meer tijd nodig is om de samenwerking met de contractpartijen uit te werken.

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Mediation organisation: Gemeente Alkmaar - Klachten

Review organisation: Gemeente Alkmaar - Rechtbank Alkmaar

Organisation providing additional information about the procurement procedure: Gemeente Alkmaar - www.tenderned.nl

Organisation providing more information on the review procedures: Gemeente Alkmaar - Klachten

Organisation receiving requests to participate: Gemeente Alkmaar - www.tenderned.nl

5.1. Lot: LOT-0003

Title: Raamovereenkomst Onderhoud WTB-installaties - Perceel 3 (WTB-klein)

Description: Onderhoud WTB-installaties van vastgoedportefeuille van de gemeente Alkmaar.

Opdracht is onderverdeeld in vier percelen: twee percelen voor grote installaties (groter dan 100kW) en twee percelen voor kleine installaties (kleiner dan 100kW). Totale waarde, voor vier percelen over een periode van acht jaar, is 14.000.000

Internal identifier: 3

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 42512000 Air-conditioning installations, 50721000

Commissioning of heating installations, 50730000 Repair and maintenance services of cooler groups, 71315000 Building services, 71323200 Plant engineering design services, 71631400

Technical inspection services of engineering structures

Options:

Description of the options: Zie raamovereenkomst voor afspraken voor verlenging. Separate afspraken voor vervangingsonderhoud.

5.1.2. Place of performance

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Additional information: Alkmaar

5.1.3. Estimated duration

Duration: 8 Years

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.10. Award criteria

Criterion:

Type: Price

Name: Prijs

Description: Prijzenblad

Category of award weight criterion: Weight (points, exact)

Award criterion number: 1

Criterion:

Type: Quality

Name: Prestatiekader

Description: Zie leidraad en bijlage van leidraad

Category of award weight criterion: Weight (points, exact)

Award criterion number: 1

5.1.11. Procurement documents

Deadline for requesting additional information: 26/02/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/414201>

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 30/03/2026

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/414201>

Languages in which tenders or requests to participate may be submitted: Dutch

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 13/03/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: no

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 1

Justification for the duration of the framework agreement: Gezien de complexiteit van de opgave is de verwachting dat meer tijd nodig is om de samenwerking met de contractpartijen uit te werken.

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Mediation organisation: Gemeente Alkmaar - Klachten

Review organisation: Gemeente Alkmaar - Rechtbank Alkmaar

Organisation providing additional information about the procurement procedure: Gemeente Alkmaar - www.tenderned.nl

Organisation providing more information on the review procedures: Gemeente Alkmaar - Klachten

Organisation receiving requests to participate: Gemeente Alkmaar - www.tenderned.nl

5.1. Lot: LOT-0004

Title: Raamovereenkomst Onderhoud WTB-installaties - Perceel 4 (WTB-klein)

Description: Onderhoud WTB-installaties van vastgoedportefeuille van de gemeente Alkmaar.

Opdracht is onderverdeeld in vier percelen: twee percelen voor grote installaties (groter dan 100kW) en twee percelen voor kleine installaties (kleiner dan 100kW). Totale waarde, voor vier percelen over een periode van acht jaar, is 14.000.000

Internal identifier: 4

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

Additional classification (cpv): 42512000 Air-conditioning installations, 50721000

Commissioning of heating installations, 50730000 Repair and maintenance services of cooler groups, 71315000 Building services, 71323200 Plant engineering design services, 71631400

Technical inspection services of engineering structures

Options:

Description of the options: Zie raamovereenkomst voor afspraken voor verlenging. Separate afspraken voor vervangingsonderhoud.

5.1.2. Place of performance

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Additional information: Alkmaar

5.1.3. Estimated duration

Duration: 8 Years

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.9. Selection criteria

Sources of selection criteria: European Single Procurement Document (ESPD)

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.10. Award criteria

Criterion:

Type: Price

Name: Prijs

Description: Prijzenblad

Category of award weight criterion: Weight (points, exact)

Award criterion number: 1

Criterion:

Type: Quality

Name: Prestatiekader

Description: Zie leidraad en bijlage van leidraad

Category of award weight criterion: Weight (points, exact)

Award criterion number: 1

5.1.11. Procurement documents

Deadline for requesting additional information: 26/02/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Address of the procurement documents: <https://www.tenderned.nl/aankondigingen/overzicht/414201>

5.1.12. Terms of procurement

Terms of the procedure:

Estimated date of dispatch of the invitations to submit tenders: 30/03/2026

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.tenderned.nl/aankondigingen/overzicht/414201>

Languages in which tenders or requests to participate may be submitted: Dutch

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 13/03/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: no

5.1.15. Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 1

Justification for the duration of the framework agreement: Gezien de complexiteit van de opgave is de verwachting dat meer tijd nodig is om de samenwerking met de contractpartijen uit te werken.

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Mediation organisation: Gemeente Alkmaar - Klachten

Review organisation: Gemeente Alkmaar - Rechtbank Alkmaar

Organisation providing additional information about the procurement procedure: Gemeente Alkmaar - www.tenderned.nl

Organisation providing more information on the review procedures: Gemeente Alkmaar - Klachten

Organisation receiving requests to participate: Gemeente Alkmaar - www.tenderned.nl

8. Organisations

8.1. ORG-0001

Official name: Gemeente Alkmaar

Registration number: 22159309

Postal address: Langestraat 97

Town: ALKMAAR

Postcode: 1811JD

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Contact point: Steven Oosterling

Email: post@alkmaar.nl

Telephone: +31 725488888

Internet address: <http://www.alkmaar.nl>

Buyer profile: <http://www.alkmaar.nl>

Other contact points:

Official name: www.tenderned.nl

Town: Den Haag

Postcode: 2509 AC

Country subdivision (NUTS): Agglomeratie 's-Gravenhage (NL361)

Country: Netherlands

Other contact points:

Official name: www.tenderned.nl

Town: Den Haag

Postcode: 2509 AC

Country subdivision (NUTS): Agglomeratie 's-Gravenhage (NL361)

Country: Netherlands

Internet address: <http://www.tenderned.nl>

Other contact points:

Official name: Rechtbank Alkmaar

Postal address: Postbus 251

Town: Alkmaar

Postcode: 1800 BG

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Other contact points:

Official name: Klachten

Town: Alkmaar

Postcode: 1815AG

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Email: juridischadvies@alkmaar.nl

Internet address: <http://www.alkmaar.nl>

Other contact points:

Official name: Klachten

Town: Alkmaar

Postcode: 1815AG

Country subdivision (NUTS): Alkmaar en omgeving (NL328)

Country: Netherlands

Email: juridischadvies@alkmaar.nl

Internet address: <http://www.alkmaar.nl>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

Organisation receiving requests to participate

Review organisation

Organisation providing more information on the review procedures

Mediation organisation

10. Change

Version of the previous notice to be changed

:

a0d38e54-2fa9-4a3c-82a1-f43f06437763-01

Main reason for change

:

Buyer correction

Description

:

Fout in TenderNed. Informatie in Leidraad is leidend.

Notice information

Notice identifier/version: 64076a99-cf9f-4e75-90f5-f44de5c9e449 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 02/03/2026 21:07:32 (UTC+01:00) Central European Time, Western European Summer Time

Languages in which this notice is officially available: Dutch

Notice publication number: 148954-2026

OJ S issue number: 44/2026

Publication date: 04/03/2026